

Overview of Revised Public Draft

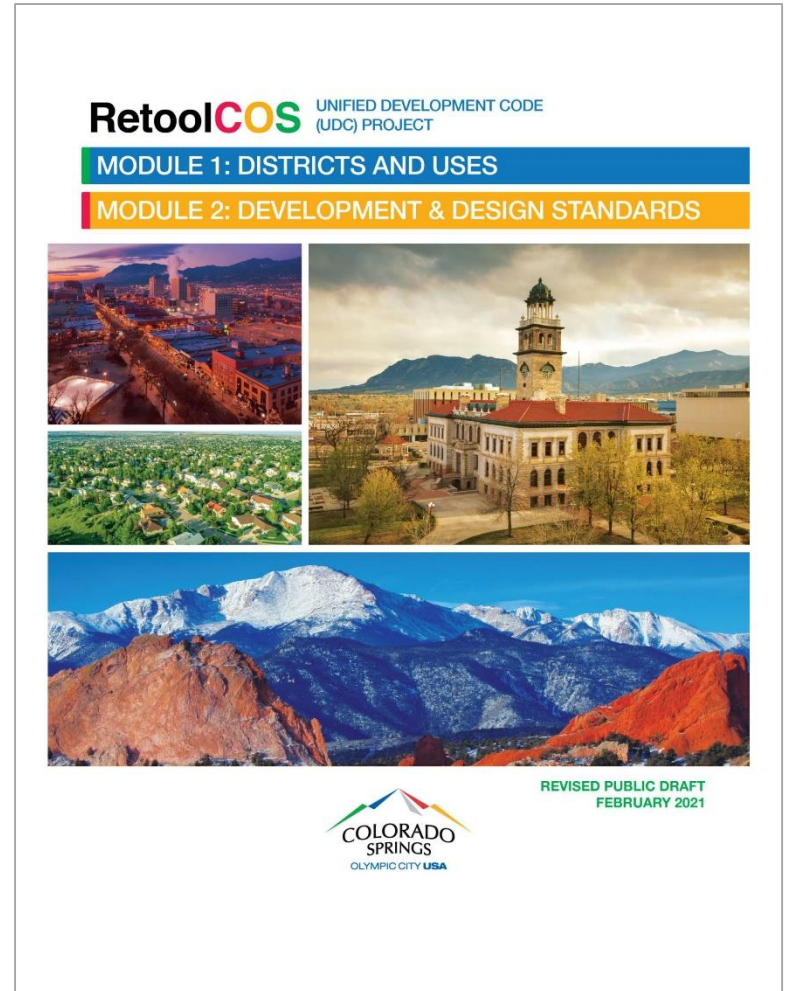
Module 1
Districts and Uses

Module 2
Development and
Design Standards



Today's Agenda

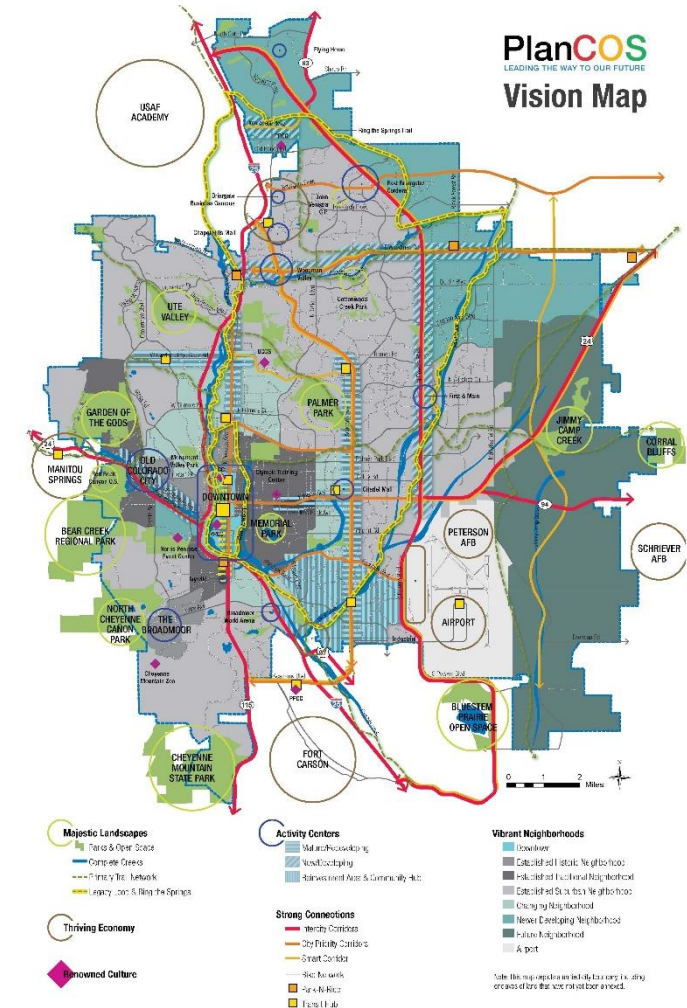
- Project overview
- Schedule update
- Changes in Revised Public Draft
- Next steps
- Discussion and Q&A



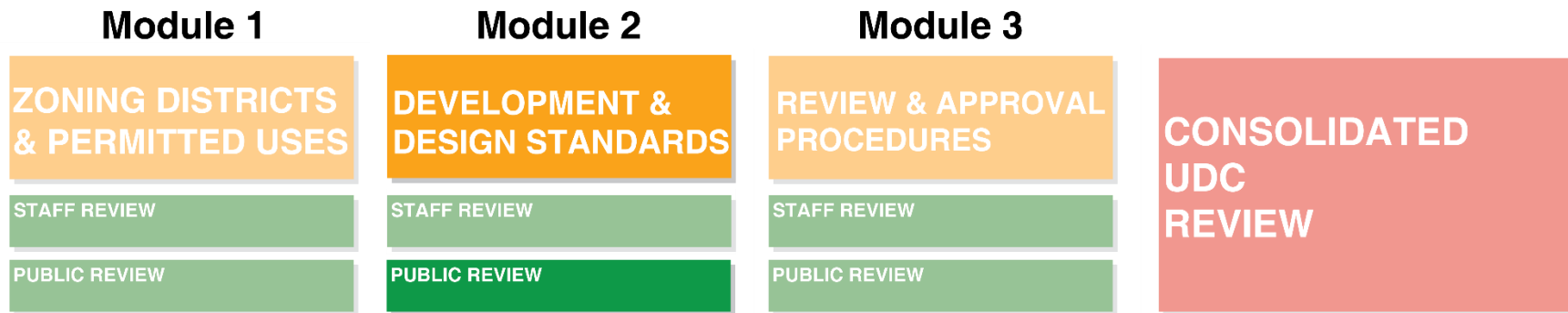
Project Overview

Establish a new, modern, and more user-friendly Unified Development Code (UDC) that:

- Updates the current regulations to fully support the vision and goals of PlanCOS
- Improves the City's development standards to require better design and encourage more creative projects
- Restructures and refines the current regulations to make them more intuitive and user-friendly



Drafting Overview



UDC Organization

New

Article 1 General Provisions

Article 2 Zone Districts

Article 3 Use Regulations

Article 4 Development
Standards

Focus of this draft

Article 5 Administration and Enforcement

Revised

Article 6 Definitions

Revised Public Draft

Incorporates changes from staff and public

- Revisions to Residential zone districts and standards,
 - Three new R-Flex districts (low, medium, and high) – instead of just one in the prior draft
 - Requirements for housing diversity in the R-Flex districts replaced by a significant density incentive for builders who incorporate housing diversity
- Updates to stormwater, erosion, and other development standards
- Numerous revisions throughout to correct errors and for internal consistency



Footnotes

- Explain where standards came from (new or existing)
- Explain how current standards are different from existing standards or standards in prior drafts
- **Notes changes from initial Module 1 & 2 drafts**
- For informational purposes only, will be removed before UDC is adopted

³⁰⁴ In Revised Public Draft, changed to 7 pm to be consistent with City's noise ordinance.

³⁰⁵ The logistics of soil testing are under discussion with staff.

³⁰⁶ We have not carried forward the distance-related standards for on-premises liquor sales establishments (which would apply to bar, restaurant, and micro-brewery uses) from Section 7.3.205J of the existing zoning and subdivision ordinance due to the difficulty in determining which part of the establishment comprises the "bar" area.

³⁰⁷ New standards in Revised Public Draft to accommodate micro-brewery, micro-winery, and micro-distillery use in neighborhood-adjacent MX-N district.

³⁰⁸ New standards in Revised Public Draft to accommodate to minimize impact of restaurant uses in MX-N.

Changes to Residential Zoning Districts

Current	Prior Proposal
A: Agriculture	A: Agriculture
R: Estate - Single-Family	R-E: Single-Family – Estate
R-1 9000: Single-Family	R-1 9: Single-Family – Large
R-1 6000: Single-Family	R-1 6: Single-Family - Medium
R-2: Two-Family	R- Flex Low
	R- Flex Medium
R-4: Multi-Family	R-Flex High
R-5: Multi-Family	

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R-Flex Districts

All R-Flex Districts Allow:

- Variety of housing types throughout development with a mix of lot sizes
- New: Additional density available with “Housing Mix” incentive

R-Flex Low –New district – no land mapped

- Average density: 6 du/acre, up to 11 du/acre with Housing Mix Incentive

R-Flex Medium – New district – no land mapped

- Average density: 12 du/acre, up to 16 du/acre with Housing Mix Incentive

R-Flex High – Replaces current R-4 and R-5

- 7.2% of land in the City
- Average density: 25 du/acre, up to 35 du/acre with Housing Mix incentive

Housing Mix Incentive

Additional density available if no more than 80 percent of dwelling units are of one of the following types:

Single-Family Detached

Two-Family, Three-Family, Four-Family, or Townhouses

Multi-family dwellings and other residential uses*

Residential uses where parking is not individually accessed from street in front of unit

Permitted residential use on lot larger than 40 feet in width

* R-Flex
Medium and
High only

Key Changes to Article 7.3: Use Regulations

- New residential uses:
 - Two-family on Two Lots: Allowed in R-2 and up
 - Stacked Townhouse: Allowed in R-Flex districts
 - Residential use definitions refined to clarify distinctions
- Industrial hemp use added, similar to marijuana uses
- ADU and WCF (Wireless Communication Facility)
Provisions incorporate ordinances recently adopted by City Council
- Updates and notes on ongoing discussions and likely changes to Airport Planned Development and Overlay districts



Development Standards

7.4.1	Applicability	7.4.8	Floodplains
7.4.2	Dimensional Standards	7.4.9	Landscaping and Open Space
7.4.3	Subdivision Standards	7.4.10	Parking and Loading
7.4.4	Access and Connectivity	7.4.11	Building Design and Site Features
7.4.5	Geological Hazards	7.4.12	Exterior Lighting
7.4.6	Grading and Erosion Control	7.4.13	Signs*
7.4.7	Stormwater	7.4.14	Building Codes*

* No significant substantive changes from current zoning ordinance

Key Changes to Development Standards

7.4.2 Dimensional Standards

- Include R-2 standards with minor changes to setbacks
- A and R-E maximum height increased to 35 ft from 30 ft.
- R-Flex: Refinements to density standards
- R-Flex Low: Revised dimensional requirements based on lot size
- Housing Mix Incentive for R-Flex districts

7.4.3 Subdivision Standards

- Technical changes, including some requested by Stormwater Enterprise and included in recently adopted ordinances

Key Changes to Development Standards

7.4.4 Access and Connectivity

- Refinements to language regarding ADA and Life Safety requirements

7.4.5 Geological Hazards

7.4.6 Grading and Erosion Control

7.4.7 Stormwater

- Numerous technical changes and changes for consistency with current practice
- Incorporates recent Ordinances updating stormwater regulations



Key Changes to Development Standards

7.4.9 Landscaping and Open Space

- Threshold for compliance returned to current 50% or more of a building (prior recommendation of 25% threshold deleted)
- Minor revisions at staff directions
- Several graphics updates

7.4.10 Parking and Loading

- Changes for consistency with revisions to use table
- Reduced minimum parking requirements for affordable housing development

7.4.12 Exterior Lighting

- Standards now apply to redevelopment of 50% or more of a building, up from 25% proposed in prior drafts and consistent with landscaping standards

Equity

Several new UDO standards were developed to increase economic opportunity for lower- and moderate-income households, and to increase flexibility for small businesses

- New R-Flex zones allow for smaller, more affordable homes
- Incentives for mixed housing types encourage a broader mix of incomes within new developments
- Moderate changes to residential setback and lot coverage standards to accommodate minor additions to accommodate growing families
- Broader, more flexible land use categories allow small businesses to adjust to market pressures more easily
- Moderate reductions in parking minimums simplify reuse of older buildings,
- Significant reduction for deed-restricted affordable housing

Questions

Discussion

Priorities



RetoolCOS

UNIFIED DEVELOPMENT CODE (UDC) PROJECT



CLARION